

145.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

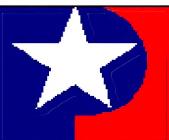
639,700 / 639,700

USE VALUE:

639,700 / 639,700

ASSESSED:

639,700 / 639,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAGNON DAVID JOSEPH ETAL/ TRUS
Owner 2:	DAVID JOSEPH REVOCABLE TRUST
Owner 3:	MARY P O'LOUGHIN REVOCABLE TR

Street 1: 245 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GAGNON DAVID J -

Owner 2: O LOUGHIN MARY P -

Street 1: 245 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,189 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4189		Sq. Ft.	Site		0	80.	1.30	9									436,537						436,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4189.000	199,500	3,700	436,500	639,700		94819
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

PREVIOUS ASSESSMENT								Parcel ID	145.0-0001-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,400	3700	4,189.	436,500	639,600	639,600	Year End Roll	12/18/2019
2019	101	FV	194,800	3700	4,189.	409,300	607,800	607,800	Year End Roll	1/3/2019
2018	101	FV	194,800	3700	4,189.	338,300	536,800	536,800	Year End Roll	12/20/2017
2017	101	FV	194,800	3700	4,189.	311,000	509,500	509,500	Year End Roll	1/3/2017
2016	101	FV	194,800	3700	4,189.	283,700	482,200	482,200	Year End	1/4/2016
2015	101	FV	171,500	3700	4,189.	278,300	453,500	453,500	Year End Roll	12/11/2014
2014	101	FV	171,500	3700	4,189.	258,600	433,800	433,800	Year End Roll	12/16/2013
2013	101	FV	171,500	3700	4,189.	246,100	421,300	421,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAGNON DAVID J,	74373-385		3/30/2020	Convenience	100	No	No		
GAGNON DAVID J	49186-260		3/28/2007	Family	200,000	No	No		
COPPUS SALLY A	29240-185		10/20/1998		218,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
7/21/2020	811	New Wind	15,995	C					12/1/2017	TTL REFUSAL	HS	Hanne S						
7/20/2018	1016	New Wind	12,028	C					5/23/2013	Info Fm Prmt	EMK	Ellen K						
3/21/2013	402	Re-Roof	3,875	C					12/4/2008	Meas/Inspect	336	PATRIOT						
9/27/2001	706	Demoliti	300	C				DEMO UNUSED CHIMNE	1/10/2006	OWNR INFO	BR	B Rossignol						
									1/26/2000	Inspected	264	PATRIOT						
									1/15/2000	Missed Appt.	264	PATRIOT						
									12/1/1999	Mailer Sent								
									11/15/1999	Measured	263	PATRIOT						
									12/1/1981		CM							

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	2 - Bungalow	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH